

SHERIDAN JOINT PLANNING AREA LAND USE PLAN APPENDIX

ADOPTED 2017

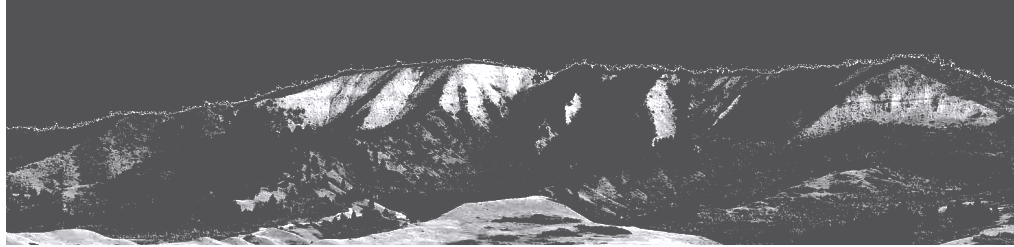




SHERIDAN
FARMERS
market

Grinnell Street
Thursdays 5-7pm





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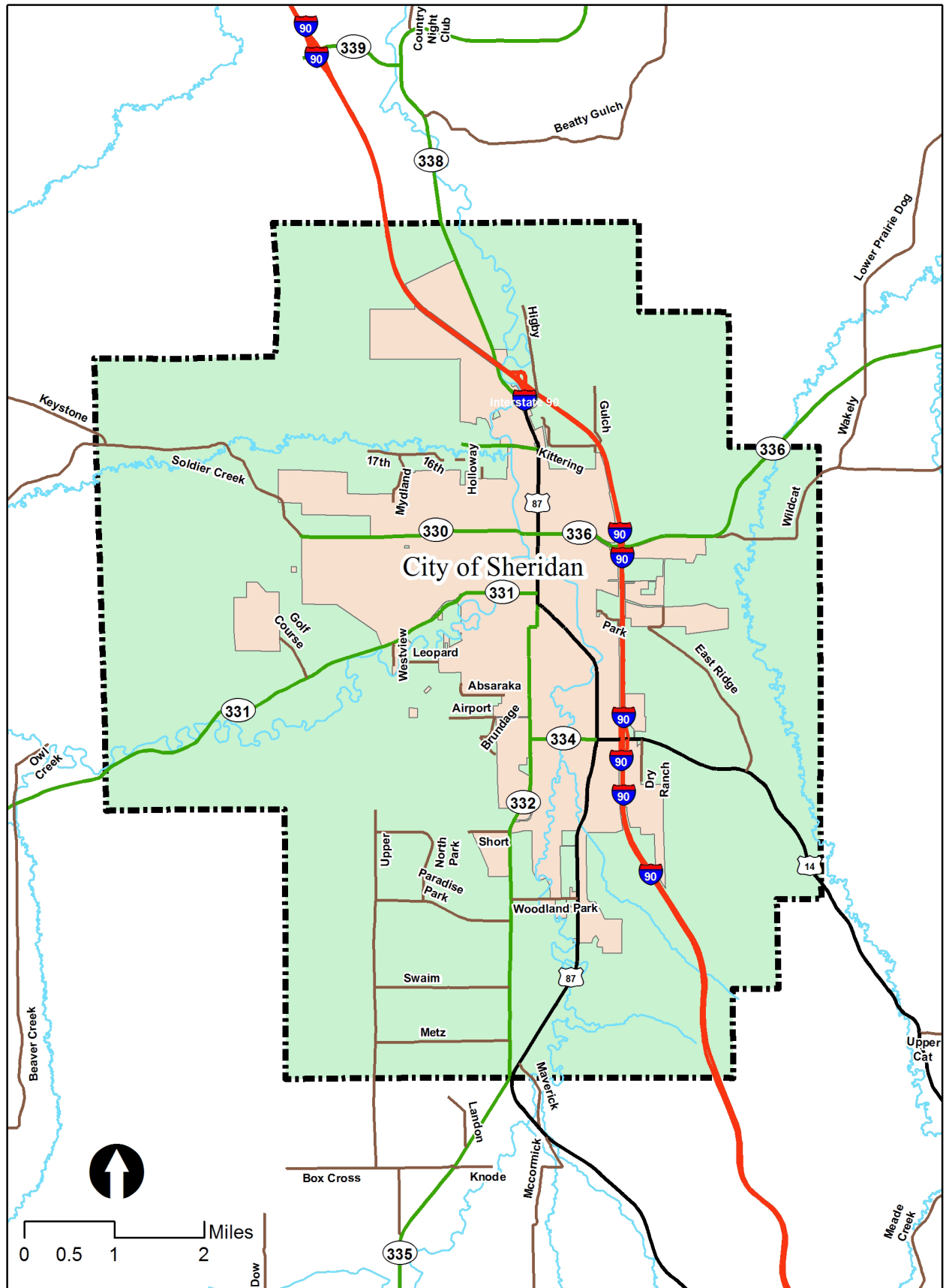
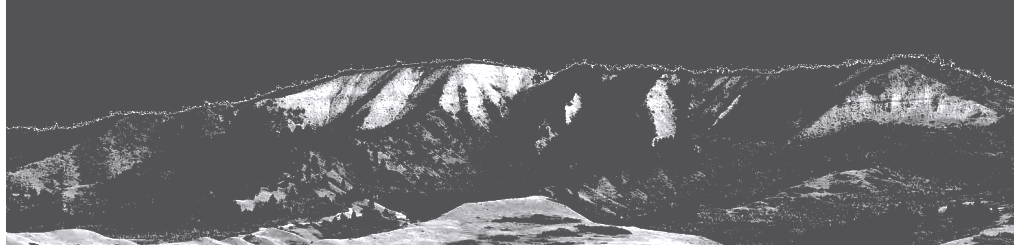


FIGURE 1: CITY OF SHERIDAN AND SHERIDAN COUNTY JOINT PLANNING AREA





APPENDIX A: EXISTING CONDITIONS

INTRODUCTION

This Existing Conditions report contains an overview of community trends and conditions that influence the land use plan for the Sheridan Joint Planning Area (JPA). The JPA Land Use Plan process is a joint effort of the City of Sheridan and Sheridan County, Wyoming, and addresses the growth area surrounding the incorporated city limits. The Joint Planning Area (See Figure 1) is an area of 60 square miles, of which approximately 10 square miles are currently incorporated into the City of Sheridan. This process occurred concurrently with the County's 2008 Comprehensive Plan update and resulted in a land use plan for this growth area that is shared and adhered to by both jurisdictions. In 2016 the JPA plan was updated, and consequently this appendix was also amended.

POPULATION

The City of Sheridan is the largest community in the county with an estimated 2015 population of 17,873 people or 59.5% of the entire county. Over 60% of the total county population resides in and immediately around the city, a longstanding distribution trend. As presented in Table 1, the population of the city has followed the same boom-bust cycles as the county. The concentration of population towards the city has been encouraged by both the city and the county through their respective planning and growth management policies, including the Sheridan County Comprehensive Plan and the Sheridan Land Use Plan.

TABLE 1. POPULATION BY DECADE AND GROWTH TRENDS, 1950-2015

| YEAR | SHERIDAN | SHERIDAN COUNTY |
|------|----------|-----------------|
| 1950 | 11,500 | 20,185 |
| 1960 | 11,651 | 18,989 |
| 1970 | 10,856 | 17,852 |
| 1980 | 15,146 | 25,048 |
| 1990 | 13,900 | 23,562 |
| 2000 | 15,804 | 26,560 |
| 2010 | 17,444 | 29,116 |
| 2015 | 17,873 | 30,009 |

Source: U.S. Census Bureau, Population Division.

Recent projections prepared for the City of Sheridan Traffic Study and the West Corridor Feasibility Study which encompassed the greater Sheridan area have established a range of potential future annual growth rates, with 2.18% as the high and 1.1% as the low. Beginning in the 1990's, the City has had a relatively stable growth rate of approximately 1.3 percent per year.

AGE DISTRIBUTION

In 2014 the median age of people residing in the city was 38.3 years, younger than the county overall (42.5 years) but older than in the state (36.8 years). The age distributions in the city and county are comparable except for the city having a larger senior (70 years and older) population as well as young adult (most pronounced in the 20-24 age bracket) than the county. Slight increases in these age groups relative to the county is likely attributable to the presence of senior housing and health care options in the city to serve older seniors and more apartments, social options, and Sheridan College to draw a larger young adult population to the city.

TABLE 2. AGE DISTRIBUTION FOR SHERIDAN, SHERIDAN COUNTY, AND WYOMING, 2014

| AGE | SHERIDAN CITY | SHERIDAN COUNTY | STATE OF WYOMING |
|---------|---------------|-----------------|------------------|
| Under 5 | 7.5 | 6.1 | 6.8 |
| 5-9 | 5.6 | 5.7 | 6.7 |
| 10-14 | 6.1 | 6.3 | 6.5 |
| 15-19 | 6.0 | 6.2 | 6.5 |
| 20-24 | 7.3 | 5.5 | 7.3 |
| 25-34 | 14.9 | 11.5 | 14.0 |
| 35-44 | 10.4 | 11.7 | 12.0 |
| 45-54 | 13.0 | 14.2 | 13.6 |
| 55-59 | 6.0 | 7.7 | 7.4 |
| 60-64 | 6.2 | 8.3 | 6.2 |
| 65-74 | 9.1 | 9.5 | 7.5 |
| 75-84 | 5.2 | 5.1 | 3.9 |
| 85+ | 2.7 | 2.1 | 1.6 |

Source: U.S. Census Bureau, 2015.

GENDER AND RACE DISTRIBUTION

The City of Sheridan, and the entire county, has a relatively homogenous racial composition with a 92% and 93.5% white population, respectively. It is notable, however, that the majority of non-white residents in the county reside in the city. The gender distribution of the city population is typical of most communities, with 48% male and 52% female.

HOUSING AND NEIGHBORHOODS

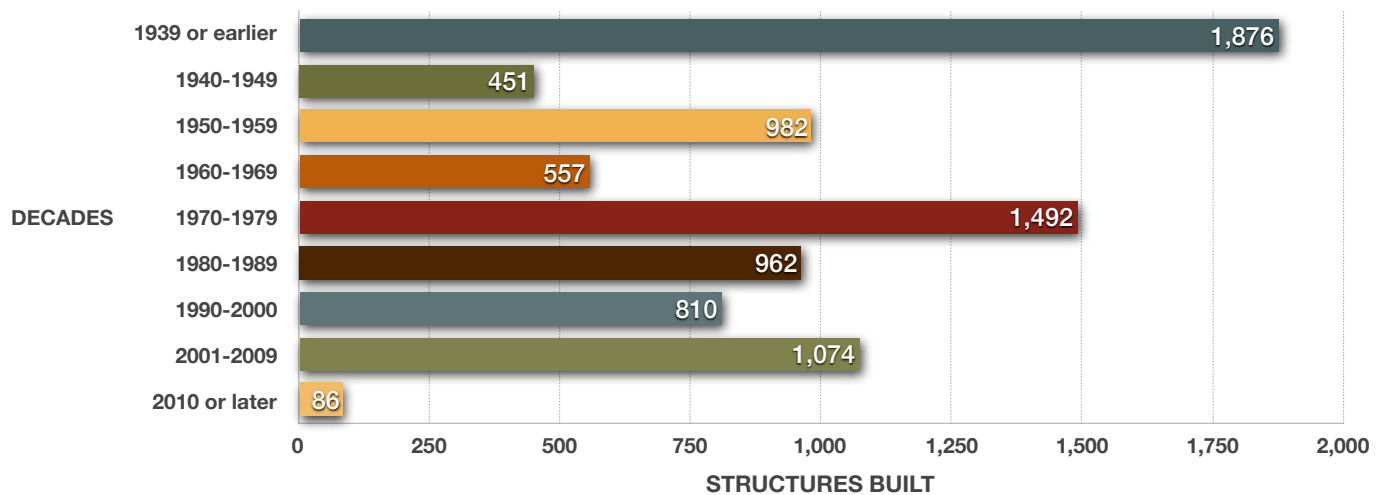
U.S. Census Bureau indicates that the city contained 8,290 housing units in 2014. Housing and neighborhood characteristics are discussed in the sections that follow.

HOUSING AGE AND MIX

As illustrated in Figure 2, residential construction has been relatively constant although varied throughout the history of the city. The median year built for housing stock in the city is 1972, slightly older than in the county (1975) and the state (1977) and reflecting the rich settlement history of the city.



FIGURE 2: DECADE STRUCTURE BUILT, CITY OF SHERIDAN, WYOMING



Source: U.S. Census Bureau, 2014.

The majority of housing in the city consists of single-family residences (attached and detached units).

| TABLE 3. NEW PERMITS FOR HOUSING, CITY OF SHERIDAN | | | | | |
|--|------|------|------|------|------|
| TYPE | 2012 | 2013 | 2014 | 2015 | 2016 |
| Single-Family Detached | 4 | - | - | 1 | 4 |
| Single-Family Attached | 3 | 46 | 42 | 39 | 35 |
| Duplex | - | 4 | 10 | 9 | 4 |
| 3 or 4 Unit Buildings | 4 | 3 | - | 1 | 1 |
| 5 or More Unit Buildings | - | - | - | - | - |
| Condominium Units | - | - | - | - | 7 |

Source: City of Sheridan Building Permit data.

COST OF HOUSING

In 2015, the median value of an owner-occupied home in Sheridan was \$202,300; in 2010 it was \$181,900. The county's 2015 median value of owner-occupied homes stood at \$228,000. In 2010 the median was \$223,000. Looking at median gross rent, Sheridan had a median rent of \$722 in 2015 and \$665 in 2010. The county median gross rent was \$731 in 2015 and \$670 in 2010.

NEIGHBORHOOD CHARACTERISTICS

Because of the concentration of rental units in the City of Sheridan, the city has a higher renter occupancy rate than in the county and lower home ownership rate (See Table 4). The City of Sheridan had a median household income in 2015 that was lower than in the county as a whole and also lower than the state of Wyoming.



TABLE 4: COMPARATIVE HOUSEHOLD STATISTICS, 2015

| | SHERIDAN CITY | SHERIDAN COUNTY | WYOMING |
|-------------------------|---------------|-----------------|----------|
| Median Household Income | \$49,154 | \$55,455 | \$58,840 |
| % of Owner Occupancy | 60.6% | 68.3% | 69.1 |
| % of Renter Occupancy | 39.4% | 31.7% | 30.9 |

Source: U.S. Census Bureau, 2015.

In 2014, those living in poverty in the city, county, and state tended to be adults (age 18-64), with the majority in all cases being female. Sheridan had the preponderance of people living below the poverty level, as is seen in the table that follows.

TABLE 5. ESTIMATE OF NUMBER OF PERSONS BELOW POVERTY LEVEL, 2014

| AGE | SHERIDAN CITY | SHERIDAN COUNTY | WYOMING |
|-------------------|---------------|-----------------|---------|
| Under 18 years | 598 | 650 | 20,552 |
| 18 - 64 years | 1,004 | 1,395 | 40,145 |
| 65 years and over | 226 | 347 | 4,574 |
| GENDER | | | |
| Male | 875 | 1,151 | 28,838 |
| Female | 953 | 1,241 | 36,433 |

Source: U.S. Census Bureau, 2014.

However, percentages tell a different story. Looking at the City of Sheridan, the percent of children under 18 years that lived below the poverty level was 15.8 percent of all children in the city. An estimated 9.8 percent of Sheridan's population aged 18-64 was below the poverty level, and 7.9 percent of those aged 65 and over were below the poverty level.

TABLE 6. ESTIMATED PERCENT BELOW POVERTY LEVEL, 2014

| AGE | SHERIDAN CITY | SHERIDAN COUNTY | WYOMING |
|-------------------|---------------|-----------------|---------|
| Under 18 years | 15.8% | 10.5% | 20,552 |
| 18 - 64 years | 9.8% | 7.9% | 11.3% |
| 65 years and over | 7.9% | 7.2% | 6.3% |
| GENDER | | | |
| Male | 11.0% | 8.2% | 10.1% |
| Female | 10.7% | 8.5% | 13.2% |

Source: U.S. Census Bureau, 2014.



LANDUSE

The following sections describe the ownership, development status, land use, and zoning patterns for the land within the Joint Planning Area. Each summary table specifies how much land is within the incorporated city limits of Sheridan and which are in the unincorporated county in the Joint Planning Area, as well as the total for the entire JPA. The final section uses this existing land use information to calculate how much development could potentially occur if the JPA were to develop as currently zoned.

GENERAL LAND OWNERSHIP AND DEVELOPMENT STATUS

Table 7, below, provides a summary of the acreages under the broad categories of private and public ownership. Land ownership patterns are significant in that they illustrate the private lands that may develop over time versus publicly held lands where limited change and development is anticipated. It is notable that the majority (84%) of the land inside the JPA is private land that is either developed or available for development. Table 8 illustrates the development status of the private acreage within the Joint Planning Area boundary.

| TABLE 7: LAND OWNERSHIP PATTERNS, SHERIDAN JPA, 2016 | | | |
|---|--------------|---------------|---------------|
| OWNERSHIP | CITY | JPA | TOTAL |
| Private | 4,983 | 25,830 | 30,813 |
| Public | | | |
| Airport | 0 | 1,328 | 1,328 |
| Public/Semi-Public | 860 | 811 | 1,671 |
| City of Sheridan | 900 | 126 | 1,027 |
| Sheridan County | 86 | 221 | 307 |
| State | 182 | 801 | 983 |
| Federal | 2 | 1,506 | 1,508 |
| PUBLIC SUBTOTAL | 2,030 | 4,793 | 6,824 |
| TOTAL | 7,014 | 30,623 | 37,637 |

Source: Sheridan County Assessor and County GIS, 2016.



TABLE 8: DEVELOPMENT STATUS OF PRIVATE LANDS, SHERIDAN JPA, 2016

| | JPA | | CITY | | TOTAL | |
|------------------------|---------------|---------------|--------------|---------------|---------------|---------------|
| | ACRES | % TOTAL | ACRES | % TOTAL | ACRES | % TOTAL |
| Agricultural | 20,841 | 80.7% | 1,408 | 28.3% | 22,249 | 72.2% |
| Residential | 3,461 | 13.4% | 1,994 | 40.1% | 5,455 | 17.7% |
| Commercial | 480 | 1.9% | 901 | 18.1% | 1,381 | 4.5% |
| Industrial | 0 | 0.0% | 1 | 0.0% | 1 | 0.0% |
| Resid. Vacant Land | 921 | 3.6% | 429 | 8.6% | 1,350 | 4.4% |
| Comm. Vacant Land | 118 | 0.5% | 243 | 4.9% | 361 | 1.2% |
| Industrial Vacant Land | 3 | 0.0% | 0 | 0.0% | 3 | 0.0% |
| TOTAL | 25,824 | 100.0% | 4,976 | 100.0% | 30,800 | 100.0% |

Source: Sheridan County Tax Assessor and County GIS, 2016.



EXISTING LAND USE

The existing land use patterns in the city are predominantly residential (28.5%) and agricultural (20%), plus commercial (13%). The Joint Planning Area by contrast is predominantly agricultural (68.5%) with some residential development (11%) and a very limited amount of commercial (almost 2%).

| TABLE 9: EXISTING LAND USE, 2016 | | | | | | |
|----------------------------------|--------------|---------------|---------------|---------------|---------------|---------------|
| | CITY | | JPA | | TOTAL | |
| | ACRES | % TOTAL | ACRES | % TOTAL | ACRES | % TOTAL |
| Residential | | | | | | |
| Agricultural | 1,408 | 20.1% | 20,987 | 68.5% | 22,395 | 59.5% |
| Residential | 2,002 | 28.5% | 3,470 | 11.3% | 5,471 | 14.5% |
| Residential Subtotal | 3,410 | 48.6% | 24,456 | 79.9% | 27,866 | 74.0% |
| Non-Residential | | | | | | |
| Commercial | 901 | 12.9% | 489 | 1.6% | 1,390 | 3.7% |
| Industrial | 1 | 0.0% | 0 | 0.0% | 1 | 0.0% |
| Non-Residential Subtotal | 902 | 12.9% | 489 | 1.6% | 1,391 | 3.7% |
| Public | | | | | | |
| Airport | 0 | 0.0% | 1,328 | 4.3% | 1,328 | 3.5% |
| City of Sheridan | 900 | 12.8% | 101 | 0.3% | 1,002 | 2.7% |
| Public/Semi-Public | 860 | 12.3% | 789 | 2.6% | 1,648 | 4.4% |
| Sheridan County | 86 | 1.2% | 221 | 0.7% | 307 | 0.8% |
| State | 182 | 2.6% | 786 | 2.6% | 968 | 2.6% |
| Federal | 2 | 0.0% | 1,506 | 4.9% | 1,508 | 4.0% |
| Public Subtotal | 2,030 | 28.9% | 4,730 | 15.4% | 6,760 | 18.0% |
| Vacant | | | | | | |
| Commercial Vacant Land | 243 | 3.5% | 111 | 0.4% | 353 | 0.9% |
| Residential Vacant Land | 429 | 6.1% | 834 | 2.7% | 1,263 | 3.4% |
| Industrial Vacant Land | 0 | 0.0% | 3 | 0.0% | 3 | 0.0% |
| Vacant Subtotal | 671 | 9.6% | 948 | 3.1% | 1,619 | 4.3% |
| GRAND TOTAL | 7,014 | 100.0% | 30,623 | 100.0% | 37,637 | 100.0% |

Source: Sheridan County Assessor and County GIS, 2016.



EXISTING ZONING

Table 10 summarizes the zoning within the JPA by combining the zoning categories used respectively by the city and the county. This table varies some from Table 9, which presented the land uses within the JPA. The County Assessor's Office assesses land value according to what the Office literally sees onsite, and they do not tie land use to what the site is zoned. Table 10 only looks at the zoning of the JPA and does not consider what its current land use is. For example, Table 9 indicated that 14.5% of the land within the JPA was used for residential purposes; Table 10 shows that 27.4% of the JPA is zoned for rural or urban residential purposes.

| TABLE 10. SUMMARY OF LANDS IN JPA BY ZONING, 2016 | | |
|--|---------------|----------------|
| ZONING | ACRES | % TOTAL |
| Residential | | |
| Agricultural | 17,734 | 47.1% |
| Rural Residential | 1,914 | 5.1% |
| Urban Residential | 8,406 | 22.3% |
| Subtotal | 28,054 | 74.5% |
| Non-Residential | | |
| Commercial 1 | 244 | 0.6% |
| Commercial 2 | 109 | 0.3% |
| Industrial 1 | 166 | 0.4% |
| Industrial 2 | 499 | 1.3% |
| Subtotal | 1,018 | 2.7% |
| Other | | |
| Airport | 1,537 | 4.1% |
| Corporate Limits | 7,033 | 18.7% |
| TOTAL | 37,642 | 100.0% |

Source: County Tax Assessor, Sheridan City GIS, 2016.



TABLE 11. SUMMARY OF COUNTY ZONE DISTRICTS

| ZONE DISTRICT | DESCRIPTION | MINIMUM LOT AREA |
|---------------------------------|---|--|
| Agricultural A | Agricultural uses (farms, ranch and rangelands, and similar). | 80 acres |
| Urban Residential UR | Urban Residential Dwelling - Dwelling structures designed or used exclusively for residential purposes, including mobile homes. | With central water/sewer: 6,000 sf. min for single family and 2,500 sf. min. for multiple family unit Without central water/sewer: 5 acre min. |
| Rural Residential RR | Residential Dwelling - Any buildings which are designed or used exclusively for residential purposes, including mobile homes. | 2 acres outside Groundwater Protection Area (GPA) 5 acres inside GPA |
| Commercial C-1 | Wholesale and retail commercial businesses, shipping depots, loading docks, animal hospitals and boarding facilities, woodworking and cabinet shops, service stations, auto repairs, warehousing etc., and C-2 and C-3 Commercial uses. | With central water/sewer: No min. 2 acres outside GPA 5 acres inside GPA |
| Commercial C-2 | Retail and professional commercial businesses, professional offices, grocery stores, clothing stores, auto sales, convenience stores, mini-warehouse storage rentals, woodworking and cabinet shops, etc., with no more than 7 employees. Single family residential uses. | With central water/sewer: 6,000 sf. min. per dwelling; no min. for commercial building 2 acres outside GPA 5 acres inside GPA |
| Commercial C-3 | Professional offices, doctor, dentist, lawyer, insurance, bookkeeping, etc., with no more than 5 employees. Single family residential uses. | With central water/sewer: 6,000 sf. min. per dwelling or commercial building 2 acres outside GPA 5 acres inside GPA |
| Industrial I-1 | Heavy industrial, smoke stack industries, assembly, manufacturing and fabrication facilities, outside storage businesses, salvage yards, bulk storage facilities, and I-2 industrial and C-1 commercial uses. | With central water/sewer: No min. 2 acres outside GPA 5 acres inside GPA |
| Industrial I-2 | Non-smoke stack industries, assembly, manufacturing and fabrication facilities, outside storage, construction yards, ready mix concrete plants, heavy equipment service and sales, machine shops, welding shops etc., C-1 and C-2 commercial uses. | With central water/sewer: No min. 2 acres outside GPA 5 acres inside GPA |

Source: Sheridan County 2015 Zoning Resolution.



TABLE 12: SUMMARY OF CITY ZONE DISTRICTS, CITY OF SHERIDAN

| ZONE DISTRICT | DESCRIPTION | MINIMUM LOT AREA |
|---------------|--|---|
| R-O | This district allows single-family dwellings and accessory structures and uses for those areas of the community where it is desirable to maintain a semi-rural environment. | 1 acre minimum lot size. |
| R-1 | This district allows single-family dwellings. Other allowed uses include public parks, playgrounds and fair grounds; public libraries, museums and community buildings; public and private schools; places of worship; water supply reservoir, well, tower or filter bed; railways, not including railway yards, passenger station; agriculture, gardening, and nursing for the propagation of plants. | 6,000 sq. ft. minimum lot size. |
| R-2 | This district allows R-1 uses as well as multiple family dwellings not exceeding 4 families and private clubs or lodges. | 4,500 sq. ft. minimum lot size for a one-family dwelling; 3,000 sq. ft. minimum lot size per family for a two-family dwelling; and 2,500 sq. ft. minimum lot size per family for three-family or four-family dwellings |
| R-3 | This district allows all R-2 activity as well as multiple-family dwellings, lodging houses, Medical healthcare, educational and religious structures and storage garages. | 4,000 sq. ft. minimum lot size for a one-family dwelling; 2,000 sq. ft. minimum lot size per family for a two-family dwelling; and 800 sq. ft. minimum lot size per family for multiple dwellings. |
| R-4 | This district allows mobile and manufactured home parks. | Appendix C, Sheridan City Code has standards for mobile home parks |
| NC-1 | This district is intended to provide for neighborhood local retail and service uses that serve the day-to-day needs of residents in convenient and appropriate locations. | 15,000 sq. ft. minimum lot area. The maximum district area shall not exceed 40,000 sq. ft. |
| B-1 | This district allows R-3 and R-4 residences as well as retail businesses, public garages, offices, banks, restaurants, commercial schools, bakery, and laundry/dry cleaning establishment. | 4,000 sq. ft. minimum lot size for a one-family dwelling; 2,000 sq. ft. minimum lot size per family for a two-family dwelling; and 800 sq. ft. minimum lot size per family for multiple dwellings. |
| B-2 | This district allows for minor industrial businesses that process Ammonia, bleaching powder or chlorine manufacture, arsenal, asphalt manufacture or refining, paving mixture plant, etc. | None for industrial uses |



TABLE 12: SUMMARY OF CITY ZONE DISTRICTS, CITY OF SHERIDAN

| ZONE DISTRICT | DESCRIPTION | MINIMUM LOT AREA |
|---------------|--|--|
| M-1 | This district allows for heavy manufacturing such as: Fertilizer manufacture, explosives manufacture or storage, etc. | None for industrial uses. |
| HE | The Higher Education district is for colleges, universities, post-secondary trade schools and other post-secondary education institutions. | 40 acre minimum for college or university; 2 acre minimum for trade schools |
| GD | The district is intended to create mixed use districts along or near major entrances into the city. | No minimum for commercial or industrial; 4,000 sq. ft. minimum lot area for a one-family dwelling; 3,000 sq. ft. minimum lot area per family for a two-family dwelling; and 800 sq. ft. minimum lot area per family for multiple dwellings |
| MA | The district permits the development of a master planned medical complex and closely related medical uses. | 10 acre minimum |

Source: Sheridan Municipal Code, <http://www.qcode.us/codes/sheridan/>, 2016.



DEVELOPMENT CAPACITY

Based on existing zoning designations and available supply of vacant land, the planning team prepared an estimate of the total development capacity of lands contained within the JPA boundary (Table 13 below.) The estimate is based on 80 percent of the total land acreage in order to loosely account for rights-of-way, easements, and other land that is not available for development. This estimate shows that lands within the JPA could accommodate an additional 22,409 housing units and 814 acres of commercial and industrial space if it all were to be developed as currently zoned. This estimate does not take into account the availability of infrastructure and services to serve this increase; it is simply an estimate based on current zoning of vacant private land.

TABLE 13: ESTIMATED DEVELOPMENT CAPACITY, SHERIDAN JPA, 2016.

| ZONING | ACRES (80% OF TOTAL ACRES) | TOTAL UNITS |
|----------------------------------|----------------------------|---------------|
| Residential | | |
| Agricultural (1 DU/80 acres) | 14,187 | 178 |
| Rural Residential (1 DU/5 acres) | 1,531 | 306 |
| Urban Residential (1 DU/5 acres) | 3,698 | 740 |
| Urban Residential (7 DU/acre)* | 3,026 | 21,185 |
| TOTAL | 22,442 | 22,409 |
| Non-Residential | | |
| Commercial 1 | 195 | 244 |
| Commercial 2 | 87 | 109 |
| Industrial 1 | 133 | 166 |
| Industrial 2 | 399 | 499 |
| TOTAL | 814 | 1,018 |

* On central water and sewer system



ECONOMY

MAJOR EMPLOYMENT SECTORS

Both Sheridan and Sheridan County have a higher percent of workers in professional, scientific, management and administrative-related industries than the State as a whole. Likewise, the city and county have a greater share of employees working in educational services, health care and social assistance industries than Wyoming's average. Conversely, Wyoming has a greater percent (12.5%) of persons employed in the agriculture, forestry, fishing and hunting, and mining industries than Sheridan (5.6%) or Sheridan County (7.6%).

TABLE 14. COMPARISON OF PERCENT OF CIVILIANS EMPLOYED BY INDUSTRY, 2014

| INDUSTRY | PERCENT EMPLOYED IN EACH INDUSTRY | | |
|--|-----------------------------------|--------|---------|
| | CITY | COUNTY | WYOMING |
| Agriculture, forestry, fishing and hunting, and mining | 5.6 | 7.6 | 12.5 |
| Construction | 8.7 | 10.4 | 7.6 |
| Manufacturing | 2.2 | 2.1 | 4.1 |
| Wholesale trade | 0.8 | 0.7 | 2.0 |
| Retail trade | 9.5 | 9.9 | 10.8 |
| Transportation and warehousing and utilities | 5.6 | 6.0 | 6.4 |
| Information | 3.1 | 2.8 | 1.6 |
| Finance and insurance, real estate and rental and leasing | 5.3 | 4.8 | 4.1 |
| Professional, scientific, and management, administrative and waste management services | 11.6 | 9.9 | 6.7 |
| Educational services, health care and social assistance | 27.6 | 26.6 | 22.6 |
| Arts, entertainment, recreation, and accommodation and food services | 9.7 | 8.6 | 10.2 |
| Other services, except public administration | 6.3 | 6.3 | 4.5 |
| Public administration | 4.1 | 4.3 | 6.8 |
| Public administration | 4.1 | 4.3 | 6.8 |

Source: U.S. Census Bureau, 2014.



TABLE 15: TOP 25 LARGEST EMPLOYERS IN SHERIDAN COUNTY - RANKED BY NUMBER OF FTE EMPLOYEES IN THE SHERIDAN COUNTY AREA IN JULY 2015

OVER 500 FTE EMPLOYEES -

1. Sheridan County School District #2 (Sheridan, Story)
2. Sheridan Memorial Hospital
3. Sheridan VA Healthcare System

201-300 FTE EMPLOYEES -

4. Cloud Peak Energy (Spring Creek Mine, Decker, MT)
5. Northern Wyoming Community College District (Sheridan College)
6. Walmart
7. BNSF Railway

101-200 FTE EMPLOYEES -

8. City of Sheridan
9. (tie) County of Sheridan
Sheridan County School District #1 (Big Horn, Dayton, Ranchester)
11. Decker Coal Company (Decker, MT)

70-100 FTE EMPLOYEES -

12. Vacuum Technologies Corporation (Vacutech)
13. NSI Academy
14. Rehabilitation Enterprises of North Eastern Wyoming (RENEW)
15. The Powder Horn
16. Volunteers of America Northern Rockies
17. Westview Health Center
18. Wyoming Girls School
19. (tie) Best Western Sheridan Center
Bighorn National Forest
Cloud Peak Hospitality (Holiday Inn)
22. Wood Group PSN
23. Albertsons
24. (tie) First Interstate Bank
Sugarland Enterprises (Candlewood Suites, Perkins Family Restaurant, Martinizing Dry Cleaning)

Note: Full-Time Equivalent (FTE) – part-time and seasonal employees counted as .5 full-time)

Source: Sheridan County Chamber of Commerce, July 2015

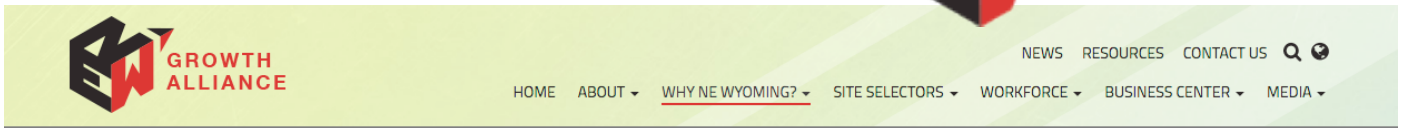


ECONOMIC DEVELOPMENT RESOURCES

Forward Sheridan is a private development corporation founded in 2002 to establish and implement goals developed by local businesses. The corporation's original goals were intended to address workforce shortages, child care, employee housing shortages, business retention, and expansion of local businesses. Forward Sheridan continues to focus on job creation and further diversification of the local economy.

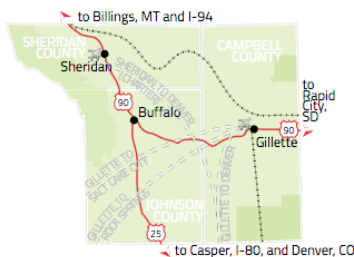
Another resource is the Economic Development Task Force, comprised of representatives of Forward Sheridan, Sheridan County Chamber of Commerce, Downtown Sheridan Association, Sheridan College, local businesses, and City and County governments. The Task Force works together for the economic development of the County, including the recruitment of new businesses to the area and the growth of existing businesses.

Finally, in summer 2016 the Northeast Wyoming Growth Alliance (or NEW Growth Alliance) was approved with memorandums of understanding signed by the cities of Sheridan, Buffalo, and Gillette. The Alliance is intended to combine the efforts of the three cities in order to market northeast Wyoming to new or expanding businesses. In addition to the cities, JOCO First also participates in the funding of the Alliance. Five economic sectors will be the focus of promotion: manufacturing, advanced conversion technology, data centers, logistics and distribution, and lifestyle entrepreneurs.



WHY NORTHEAST WYOMING?

IDEAL INFRASTRUCTURE



- Connected to the world via interstate 90 and 25, with extensive rail accessibility.
- Abundant, reliable, and affordable high-capacity utilities.
- Innovative and leading-edge telecom network.

BUSINESS ADVANTAGES



- Top-ranked competitive business tax rates.
- Natural resource abundance, including mineral resources and the technical expertise to extract them.
- Highly skilled and productive workforce with strong work ethic.
- Top-ranked "business-friendly" government.

QUALITY OF LIFE



- Top-ranked cities for quality of life, amenities, art, and culture.
- Top-ranked colleges with stellar training and development programs.
- Among the best funded and supported K-12 schools in the nation.
- Minutes from the nation's most prized wilderness recreational areas.
- Destination for thousands of outdoor enthusiast of all types.

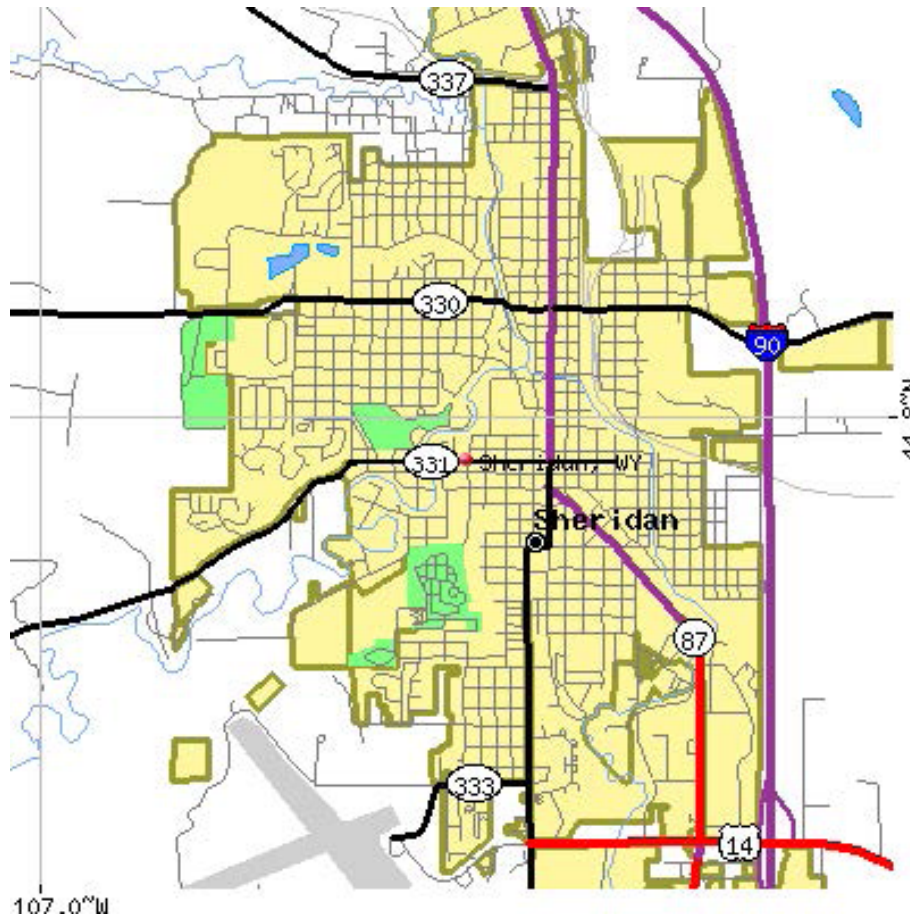


TRANSPORTATION

ROADS AND HIGHWAYS

The city has two major north-south corridors: Interstate 90 on the eastern edge of town and US Highway 87 (Main Street/Coffeen Avenue). US Highway 14 is aligned with I-90 and also feeds into US Highway 87. A number of state highways, including 330, 331, 332, 333, 334, 336, 337 and others, as well as county roads, provide alternative local travel routes to the major roadways, as well as key access points to rural development and agricultural operations.

FIGURE 3: MAJOR ROADWAY CORRIDORS, CITY OF SHERIDAN, WYOMING



Source: www.city-data.com.

TRANSIT

The Senior Citizens Council has provided transportation for people of all ages since 1973. Under the name of Goose Creek Transit, the service now has a mini-bus fleet that includes vehicles with ramps and 'dial-a-ride' door-to-door service. Residents of the communities of Sheridan, Ranchester, Dayton, and Big Horn are served by the public transportation services seven days a week. Regularly scheduled medical trips are made for appointments in Billings, and trips can also be arranged to Buffalo, Casper, and Gillette by request.



RAILROAD

The Burlington Northern Santa Fe (BNSF) Railroad is a rail line that runs through much of Sheridan County and has served principally as a coal-hauling route. The route enters the city from the east along Wyarno Road, turns south to Kroe Lane, and then proceeds north parallel to Broadway Avenue before forking west at Fort Road and north beside Higby Road (Highway 123). The rail line links Sheridan with Billings, Montana and Gillette, Wyoming, and indirectly to both Denver and Salt Lake City metropolitan areas. It is still an active shipping line.

AIRPORT

The Sheridan County Airport is located at the southwest edge of the city limits and operates as the county's regional airport. It offers daily flights to Denver, Colorado, through Denver Air Connection.

COMMUTING

The majority of workers in Sheridan (89 percent) and Sheridan County (88 percent) commute to work by car, truck, or van. Nearly 6 percent of workers in the city walked or bicycled to their jobs, and close to 5 percent of county residents walked or bicycled to work. Approximately 5 percent of city workers and 7 percent of county workers worked at home.

| TABLE 16: MEANS OF TRANSPORTATION TO WORK, 2014 | | | |
|--|-----------------------------|----------------------------|--------------------|
| MODE OF TRANSPORTATION TO WORK | CITY OF SHERIDAN (%) | SHERIDAN COUNTY (%) | WYOMING (%) |
| Total Workers 16 years and over | 8,374 | 14,240 | 288,257 |
| Car, truck, or van -- drove alone | 78.2% | 77.1% | 76.6% |
| Car, truck, or van -- carpooled | 11.0% | 10.5% | 11.2% |
| Public transportation | 0.1% | 0.2% | 1.6% |
| Walked | 4.1% | 3.7% | 3.8% |
| Bicycle | 1.6% | 1.0% | 0.9% |
| Taxicab, motorcycle, or other means | 0.4% | 0.6% | 1.3% |
| Worked at home | 4.7% | 6.9% | 4.7% |
| Commuting Time | | | |
| Mean travel time to work (minutes) | 12.9 | 17.2 | 18.3 |

Source: US Census Bureau, American Community Survey 2010-2014.



COMMUNITY FACILITIES

HISTORIC RESOURCES

HISTORIC DISTRICTS

SHERIDAN MAIN STREET HISTORIC DISTRICT

This National Historic District was established along Main Street between Burkitt and Mandel Streets in 1982. Sheridan Main Street represents the historic and current vibrant downtown business district for the city, and the street is lined with many of the original early 1900s buildings. This district reflects the “original town” platted by John Loucks in 1882 and later incorporated in 1884. Visitors can learn more about the history of the district by taking a self-guided walking tour published by Downtown Sheridan Association.

SHERIDAN RAILROAD HISTORIC DISTRICT

The Sheridan Railroad National Historic District was established just north and east of the Main Street Historic District in 2004 to highlight the historic transportation hub that centers on the Burlington Northern Railroad tracks. The district contains a mix of rail-related commercial and warehousing activity as well as a late 19th to early 20th century working class neighborhood. Notable structures in this district include the Sheridan Inn, the 1912 Chicago Burlington and Quincy Railroad depot, and the original 1892 depot.

HISTORIC SITES

SHERIDAN INN

The Historic Sheridan Inn of 69 gables was listed as a National Historic Landmark in 1964. The hotel was once considered among the finest between Chicago and San Francisco. Buffalo Bill Cody frequented the hotel and auditioned acts for his famous Wild West Show from the porch of the grand old building. The inn is open for overnight guests, and it also has a restaurant and facilities for special events.



TRAIL END

Trail End Historic Site is owned and operated by the State of Wyoming and located in Sheridan. It is the former mansion of John B. Kendrick, a Wyoming senator, governor, and rancher. Carefully restored and authentically furnished, Trail End shows an elegantly different side of Wyoming's rich ranching heritage. Hours vary by season. The 1913 three-story mansion features original furnishings and woodwork unmatched anywhere. The construction required 36 train boxcars of wood to complete it.

FORT MACKENZIE

Fort Mackenzie is an historic site listed on the National Register in 1981. Located on the northwest edge of the city, the site is a 272-acre portion with approximately 70 buildings of the original 6,280-acre Fort Mackenzie military reservation approved for construction in 1900. The life of the base was short, with a peak of 601 men in 1911. The base closed in 1918 after the country entered World War I. The site was then transferred to the Veterans Administration in 1922 and converted into a hospital, a use it maintains to this day.

SHERIDAN COUNTY COURTHOUSE

The Courthouse was constructed in 1904-1905 with a combination of Neo-Classical-Revival and Beaux Arts architectural styles. The building is representative of the turn of the century trend of constructing impressive government buildings in Wyoming to represent permanence of settlement. It is one of the more stately government buildings in the state outside of Cheyenne.

SHERIDAN FLOURING MILLS

This site, listed to the National Register in 1997, was constructed in 1920-1921 as the milling, packaging, and storage of the flouring mill and contains a grain elevator. The Sheridan Flouring Mills were one of the earliest and most enduring commercial enterprises in the city and county.

In addition to the above, several churches, houses, and at least one bridge also have historic significance.

CIVIC AND CULTURAL RESOURCES

FULMER PUBLIC LIBRARY

The City of Sheridan is home to Sheridan County Fulmer Public Library, the main branch of the Sheridan County Public Library System (SCPLS). The first library in the county was founded in 1883, and this branch moved to its current location in 1904. In 1974, the building was reconstructed with donated funds from Harry and Margaret Fulmer, and the library's name was changed in their honor. An addition in 1984 doubled the size of the library. The SCPLS is connected to the Wyoming State Library and other libraries in Wyoming through the WYLD interlibrary loan system.

The Fulmer Library offers an events calendar of programs, exhibits, and speakers. In addition to collections of print, video and audio material, the library system offers Internet access, children's programs, homebound services, meeting rooms, and audio-visual equipment for library members. The Fulmer Library includes the Wyoming Room, which houses specialized genealogy and western history collections.



MUSEUMS

SHERIDAN COUNTY MUSEUM

Sheridan County Museum, located in the City of Sheridan, features interactive exhibits, dioramas, and a gift shop highlighting the colorful cultures, commerce and characters of the area. The museum was recently relocated to a new building, just off the Fifth Street exit. It serves as the gateway for exploring historic downtown Sheridan and heritage sites around the region.

KING MUSEUM

King Museum is housed in the rear of King's Ropes and Saddlery. Don King was known for creating the Sheridan style of leather working and was a premier saddle maker. The museum features hundreds of examples of King's work along with Native American artifacts, antiques, western art, and other unique items.

ARTS AND THEATER

WYO THEATER

The WYO Theater in the City of Sheridan presents live entertainment, cultural enrichment, and educational opportunities to the greater Sheridan community. During changing economies, the old Lotus Theater was closed in 1982 and a group of local citizens set out to "Save the WYO". The full-service theater reopened in 1989 and has continued to expand in offerings and size. It now includes both the main theater and the smaller Mars theater, a more intimate venue for special events and live productions.

NATURAL RESOURCES

WILDLIFE HABITAT

The county is home to a variety of wildlife including native fish species, birds, and large game. Most of the important habitat identified by Wyoming Game and Fish is outside the Joint Planning Area.

STEEP SLOPES AND LANDSLIDES

Major steep slope areas of Sheridan County are generally outside of the Joint Planning Area. Numerous small landslide areas occur all around the county, including within the JPA.

GROUNDWATER VULNERABILITY

Since 1992, the Wyoming Department of Environmental Quality's Water Quality Division, the University of Wyoming's Water Resources Center, the Wyoming State Geologic Survey and the US Environmental Protection Agency have worked to compile data and map groundwater vulnerability. Groundwater vulnerability refers to the relative speed that substances on the surface can reach and pollute the groundwater supply. This includes both point source (e.g. a gas station tank) and non-point source (e.g. pesticides applied over wide ranges) pollution. The agencies modeled and mapped groundwater vulnerability using the following factors: (1) depth to groundwater, (2) geology, (3) soils, (4) hydrogeology, (5) net aquifer recharge, (6) slope, and (7) vadose zone characteristics.

According to the county's groundwater supply vulnerability scoring system, a score of one is the least vulnerable and a score of five is the most vulnerable. Based partially on this information, in 2010 Sheridan County established a Groundwater Protection Area (GPA) as a part of its zoning rules and regulations with the goal of reducing the potential of contamination from new development in the most susceptible areas of the county.



PARKS, RECREATION, TRAILS AND PATHWAYS

PARKS AND RECREATION

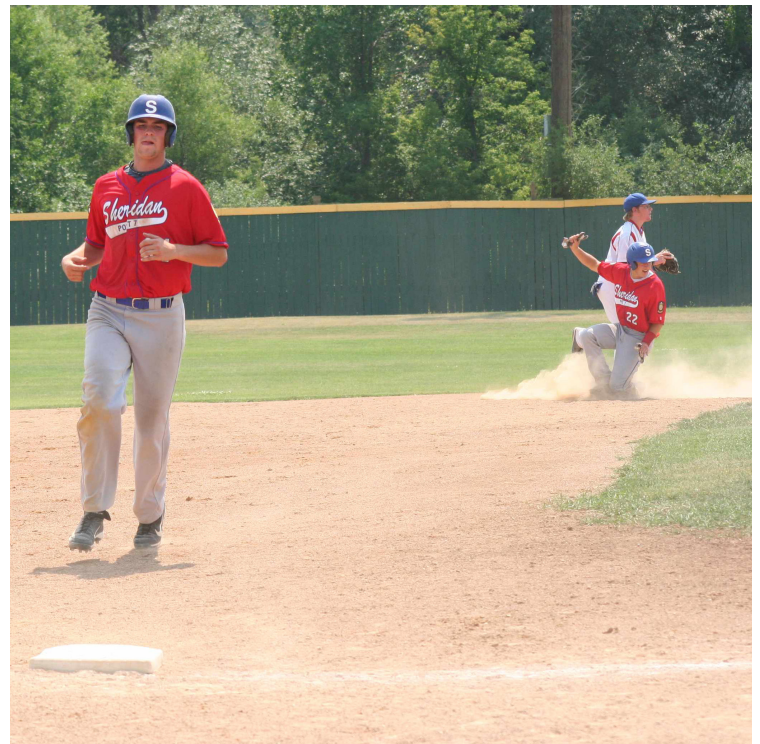
The Sheridan County Parks and Recreation Board was established on April 7, 2009 in accordance with W.S. 18-9-201, to control, maintain, supervise and manage recreational properties within the County. The members of the board are the Board of County Commission.

The Sheridan Recreation District (SRD) is an independent district that provides recreational facilities and activities in Sheridan County. The SRD offers a variety of activities and programs, some in conjunction with local partners such as the schools and the YMCA.

The county has no public parks or recreational facilities within the JPA. Area parks and facilities that are maintained by the City of Sheridan or the Recreation District include the following:

- Kendrick Park**
- Marshall Park**
- Shelter Acres (Emerson) Park**
- Washington Park**
- Lions Club Park**
- Mill Park**
- Rotary Park**
- North Heights Park**
- Crook's Fountain**
- South Park**
- North Park**
- Thorne-Rider Park**
- Sheridan Skate Park**
- Oatts Field**
- Sheridan College Softball Complex**

While not a City-maintained facility, the Whitney Rink M&M's Center is a new addition to the community and offers ice skating opportunities for figure skating, hockey, and open skating.



TRAILS AND PATHWAYS

The Sheridan Pathways Master Plan (2007) and Sheridan Parks and Recreation Master Plan Update (2015) describe the comprehensive network of trails and pathways being planned for the city. The local trail and pathway system provides public access for walking, biking, jogging, and other modes of alternative transportation options. The network is designed to connect key destinations throughout the city and region, as well as creating connections between recreation facilities. At the present time there are approximately 11.3 miles of hard surface multi-use trails, connecting sidewalks and streets, and bike lanes that connect park facilities. There are also nearly 1.5 miles of unpaved trails and another 2.2 miles of other trails in the system.

The Parks and Recreation Master Plan identified specific community recommendations for pathway and trail additions that include connecting Big Horn and Ranchester with Sheridan, safe crossings at 5th (currently underway) and 8th Streets and other busy intersections, a pathway to connect to Soldier Ridge Trail, safe pathways to and from schools, trails with at least a 3-mile length, trails for the elderly, and in wildlife viewing areas.

Also within or adjoining the JPA is the 4-mile non-motorized Soldier Ridge Trail, which is maintained by the Sheridan Community Land Trust and part of two conservation easements with private property owners. In addition, the Land Trust has worked in partnership with other organizations to acquire more than 31 acres of public open space along Goose Creek. Identified as the North Gateway Nature Park, it is intended to be a community resource that allows for the future creation of natural-surface trails that connect to North Park.

EDUCATION

ELEMENTARY AND SECONDARY SCHOOLS

PUBLIC SCHOOLS

The city and JPA is served by School District 2. In the 2015-2016 school year, the district had 3,488 students enrolled in the public schools. The District 2 schools that serve the city are listed in Table 17.

TABLE 17: SHERIDAN PUBLIC SCHOOLS

| SCHOOL TYPE | SCHOOL NAME |
|--------------------------|--|
| High School | Sheridan High School |
| | Fort Mackenzie Alternative High School |
| Middle School | Central Middle School |
| | The Wright Place Alternative Middle School |
| Elementary School | Coffeen Elementary School |
| | Meadowlark Elementary School |
| | Highland Park Elementary School |
| | Sagebrush Elementary School |
| | Woodland Park Elementary School |

Source: School District 2



PRIVATE SCHOOLS

Normative School is an accredited treatment and educational facility for at-risk and adjudicated delinquent youth grades 6 through 12. Martin Luther Grammar School is a Christian private school offering kindergarten through 7th grade education. Holy Name Catholic School is a Roman Catholic private school offering kindergarten through 8th grade education.

SHERIDAN COLLEGE

Sheridan College is a two-year college that is located in the City of Sheridan. The college offers associates degrees along with certificate programs which prepare students for technical vocations or to continue on to a four-year college.

HEALTH AND SAFETY SERVICES

MAJOR MEDICAL FACILITIES

The City of Sheridan has a medical and health-related niche, including Memorial Hospital of Sheridan County and the Veterans Administration Hospital. The community also has many public, private, and voluntary health and social service organizations including the Sheridan Senior Center, independent living facilities, and extended care facilities.

EMERGENCY RESPONSE SERVICES

FIRE AND RESCUE

Big Horn, Sheridan Area Rural Fire Protection District (Goose Valley FD), Clearmont, and Sheridan Fire-Rescue (SFR) all have jurisdiction boundaries within the JPA. Sheridan Fire is the only department with full time coverage (the rest are on-call volunteer) and are automatically dispatched to all structure fires in the entire county. Goose Valley is automatically dispatched to all structure fires in the city.

The Sheridan Fire-Rescue Department provides primary fire and emergency services to the City of Sheridan, and, by automatic aid or mutual aid agreements, to all incorporated and unincorporated areas of Sheridan County. The department currently employs 17 full-time people (three-five person crews and two in the administration office) and provides 24/7 coverage by on-duty crews working 24-hour shifts.

The department provides structural and wildland fire suppression services as well as hazardous material responses, and swiftwater, ice, and technical rescues. They also continue to provide emergency medical services and ambulance transport as a backup to the private ambulance service. Fire prevention services are provided through a code enforcement program and there is an emphasis towards public education and instruction.

There is a vigorous network of joint training with the six county volunteer fire protection districts to enhance the capabilities of mutual aid responses and combined resources.



SHERIFF'S OFFICE

The Sheridan County Sheriff's Office has the primary responsibility of assuring the safety and general welfare of residents and visitors to the County, which includes the Joint Planning Area (JPA). Sheriff's deputies patrol over 2,500 square miles, which includes several small communities, farm and ranch land, small industrial areas, private subdivisions, and large tracts of public land.

In addition to case work, the office oversees uniformed Patrol, D.A.R.E., School Resource, Courthouse security, and investigations. The office also handles VIN inspections, issues concealed weapon permits and identification cards, facilitates civil process papers, and other tasks.

In addition to investigating offenses in Sheridan County, the patrol division works with numerous federal, state, and local agencies to provide law enforcement services. The Sheridan County Detention Center is run by the County Sheriff's Office.

POLICE

The Sheridan Police Department provides police response to the City of Sheridan. Several specialized departments comprise the police unit of Sheridan. These include:

- **Certified K-9 unit,**
- **Motorcycle police officers,**
- **Bike Patrol,**
- **Crisis Negotiations Team,**
- **Criminal Investigation Department, and**
- **Special Response Team, specially trained to deal with high risk situations.**

Although responsible for different geographic areas, the County Sheriff's Office and City Police Department work cooperatively to protect the safety of all local citizens.

INFRASTRUCTURE AND SERVICE DISTRICTS

WATER AND WASTEWATER UTILITIES

The Sheridan water system, hereafter referred to as the "System", serves the City of Sheridan, as well as the Sheridan Area Water System Joint Powers Board (SAWSJPB). The System provides water service to over 7,500 City accounts and over 1,800 accounts in the rural areas around Sheridan. The total service area population is approximately 22,500. Conventional water treatment techniques (chemical addition, coagulation, sedimentation, filtration), and disinfection are utilized to deliver treated water to the consumer. (See Map A-4, Water and Sewer)



WATER SUPPLY/WATER TREATMENT

The City of Sheridan Water Treatment Division operates two water treatment Plants, Sheridan and Big Goose. The water supply for both plants comes from Big Goose Creek and supplemental supply from mountain reservoirs on tributaries to Big Goose Creek. The system has a direct surface right from Big Goose Creek of 16 cubic feet per second (cfs), all the storage in Twin Lakes (3,400 acre-ft), plus an interest in the storage in Park and Dome Reservoirs. The water supply system capacity (diversion and treatment) is about 18.5 million gallons per day (MGD). Available water supplies (direct stream flow and raw water storage) is 15,410 ac-ft. Of the available supply, approximately 10,400 ac-ft is considered a “practical” supply as during non-irrigation months, direct flow supplies exceed demand and the excess is lost for future use. According to recent water supply studies performed on the System, the practical water supply will support the System growth for the next 20 to 25 years and the available supply will support the System growth for the next 35 to 40 years. Looking at a long-term water supply planning horizon of 50-years suggests the need for additional supplemental supply exists for the System.

The 18.5 MGD capacity of the diversion and treatment facilities is substantially above the current maximum day demand of 10.2 MGD. This indicates an ability of the Sheridan water treatment and distribution system to meet substantial future potable water demands in the service area for the next 20 to 30 years. Limitations for the System will include the availability of stored, raw water for the system and treated water storage capacity. Ideally, a public water system will have at least the maximum daily demand (MDD) in storage. Sheridan has a treated water storage capacity of 14.00 MG. Additional storage can be added incrementally as demand increases.

The City of Sheridan and SAWSJPB recently completed upgrades to the Big Goose and Sheridan Water Treatment plants. These improvements have allowed treatment of the System water to meet more stringent EPA regulatory standards while also improving plant operations, but did not increase plant capacities.

ABILITY TO MEET FUTURE DEMAND

FUTURE DEMAND

As noted above, Sheridan’s current water supply consists of direct flow rights in Big Goose Creek and storage capacity in three mountain reservoirs. SAWSJPB also has a late (1989) direct flow right in Big Goose Creek, and uses the City of Sheridan’s early (1882) direct flow right of 13 cubic feet per second (cfs) when the full capacity of the right is not required to meet city demands.

The Sheridan Supplemental Supply Study, Level II, Phase I, completed May 2011 by DOWL HKM of Sheridan, contains a thorough review of the system’s long-term water demand needs outlines solutions toward acquiring additional water supply. This study projected a long-term (50-year) water demand on the System, based on an aggressive 2% growth rate for the City and 3% for the SAWSJPB, to be 17,250 ac-ft annually or an average day demand of 15.4 MGD. The study utilized the current “practical” water supply figure of 10,417 ac-ft to determine that an additional 6,800 ac-ft of storage is needed to meet the community’s 50-year water supply needs. At the current water supply levels, there appears to be an ample supply of treatable surface water available to meet the aggressive growth rate projections for the next 20 years. Regardless of the actual rate of population growth, there are options such as conservation, construction of new reservoirs, and purchase of additional water rights from existing sources to meet future demand.



FUTURE SUPPLY

Storage rights often become available for sale in high mountain reservoirs in the Big Goose drainage. Purchase of these rights would increase the amount available for diversion and treatment at the water treatment plant at the mouth of Big Goose Canyon. Subsequent to the May 2011 study by DOWL HKM, a Level II, Phase II Study was concluded in December 2013, by EnTech Inc. of Sheridan which further evaluated the original study's first priority solution which was to acquire additional water supply for the System through the purchase of existing storage rights from mountain reservoirs in the Big Goose drainage. This study provided the analysis necessary for the City of Sheridan and SAWSJPB to receive a Wyoming Water Development Commission (WWDC) grant for the purpose of purchasing additional water shares from specifically Park Reservoir. The City and SAWSJPB are actively seeking to purchase available water shares in Park Reservoir to help meet the System's 50-year demand requirements. If, over time, the System cannot purchase enough shares of water in Park Reservoir, then constructing a reservoir in Gillespie Draw becomes the next most viable solution for the system's long-term water supply.

CONSERVATION

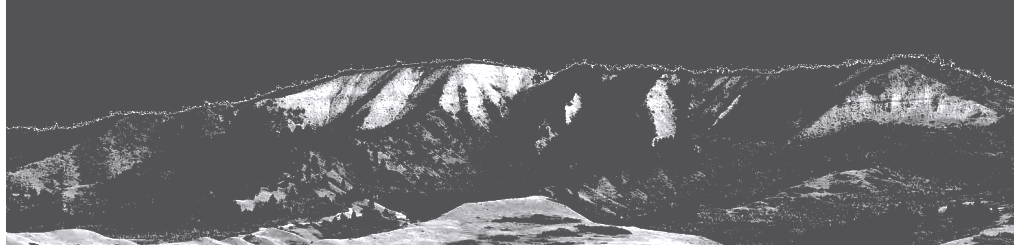
Per Capita water use by City of Sheridan accounts is relatively high, as might be expected from the relatively low rates for residential users. Conservation, whether voluntary, regulatory, or encouraged through higher rates, is the cheapest option for extending the life of current supplies. The SAWS system was designed and developed for domestic use by the users. The SAWS Rules and Regulations limit the use of SAWSJPB water for watering and irrigation. SAWSJPB rates are relatively high and deter most users from using the water for irrigation purposes. Most areas served by the SAWSJPB system are rural properties that have previously established wells, or water rights to serve their watering and irrigation needs. The progressive rate structure used by the City and SAWS is also an important element in water conservation in the service area.

CITY OF SHERIDAN WASTEWATER TREATMENT

The City of Sheridan operates an activated sludge wastewater treatment plant with a capacity to treat up to 4.4 MGD. In addition to piped wastewater, county septic tanks are cleaned by a local hauler and delivered to the plant for treatment. Currently, average summer time flows are 3.0 MGD, and average winter time flows are 1.8 MGD, indicating that the facility capacity is adequate for current needs and to meet a demand increase of almost 50 percent. The facility returns approximately 2.5 MGD to the Big Goose Creek drainage. Treated sludge is dewatered and transported to the city landfill for composting. The Sheridan system has capacity to support the modest population growth of 1 to 1.5% projected for the next 20 years.

The City of Sheridan has expanded the 201 Facilities Plan Boundary, its sewer service area boundary, to be synonymous with the Urban Service Area boundary which defines those areas where the City is expected to grow over the coming years. This planned expansion indicates the City is willing to make the system improvements necessary to support development in areas adjacent to the City. During the spring, Sheridan can see as much as 40% of the influent into the Waste Water Treatment Plant (WWTP) as Inflow and Infiltration (I&I). Line repair and replacement in the service area would reduce I&I. The Sheridan wastewater system may be a limiting factor for future development in the adjacent areas currently on septic. To address some limiting factors, the City is currently evaluating standards to allow decentralized sewer systems within the City limits and Urban Service Area. The objective is to allow planned development to occur where sewer service via the City's centralized system is not yet available or not practical with the intent that the decentralized system will connect to the City's centralized system if and when it becomes available.





APPENDIX B: MAPS

MAP A-1: DEVELOPMENT STATUS

MAP A-2: EXISTING LAND USE

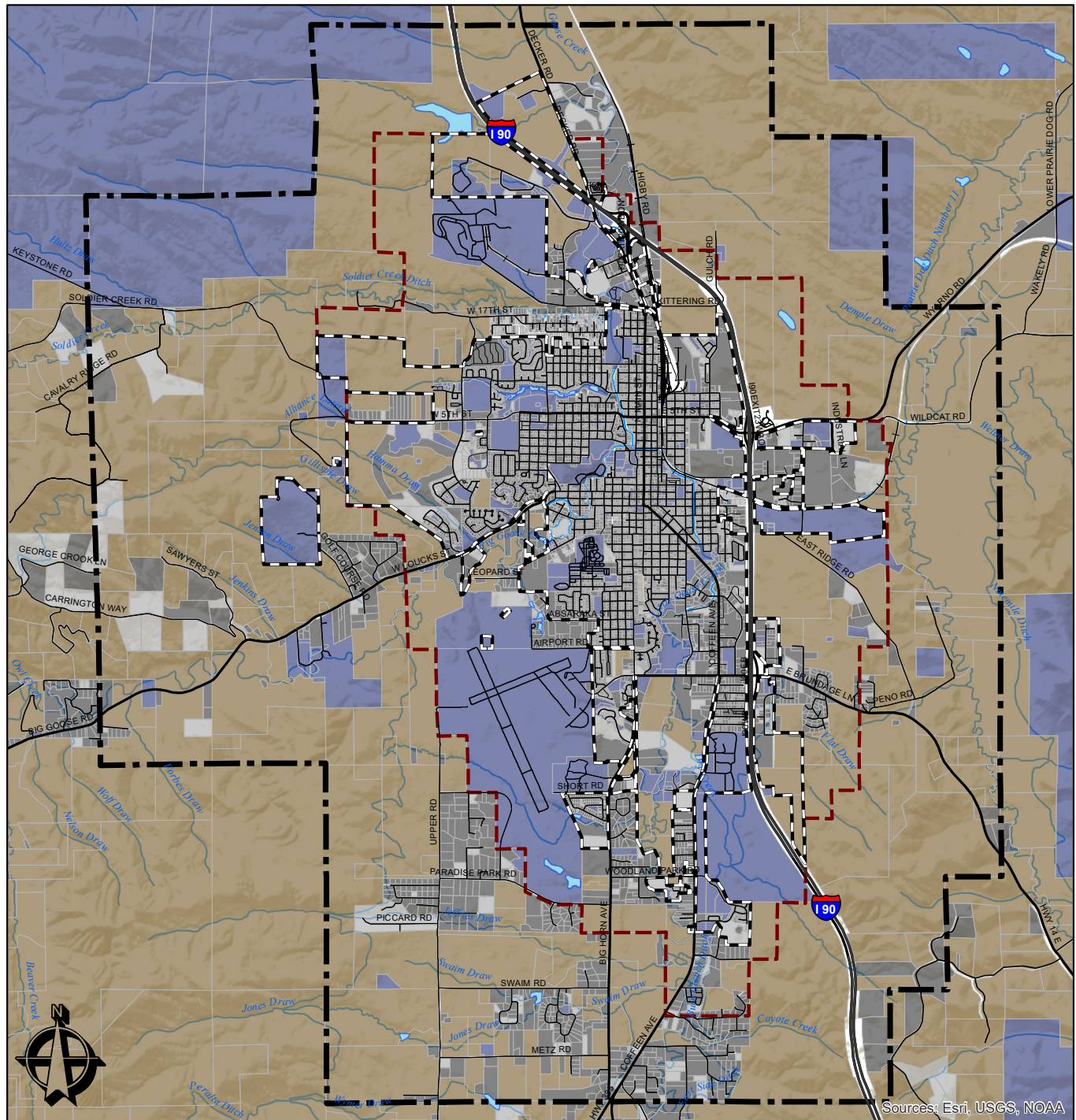
MAP A-3: CURRENT ZONING

MAP A-4: WATER AND SEWER

MAP A-5: GROUNDWATER VULNERABILITY

MAP A-1: DEVELOPMENT STATUS

Sheridan Joint Planning Area Land Use Plan



Legend

- | | | | |
|--|------------------------------|---------------------------|--------------|
| | Joint Planning Area Boundary | Development Status | |
| | Sheridan City Limits | | Agricultural |
| | Urban Services Boundary | | Developed |
| | Railroads | | Public |
| | Lakes, Rivers & Streams | | Vacant |

0 1 2 Miles

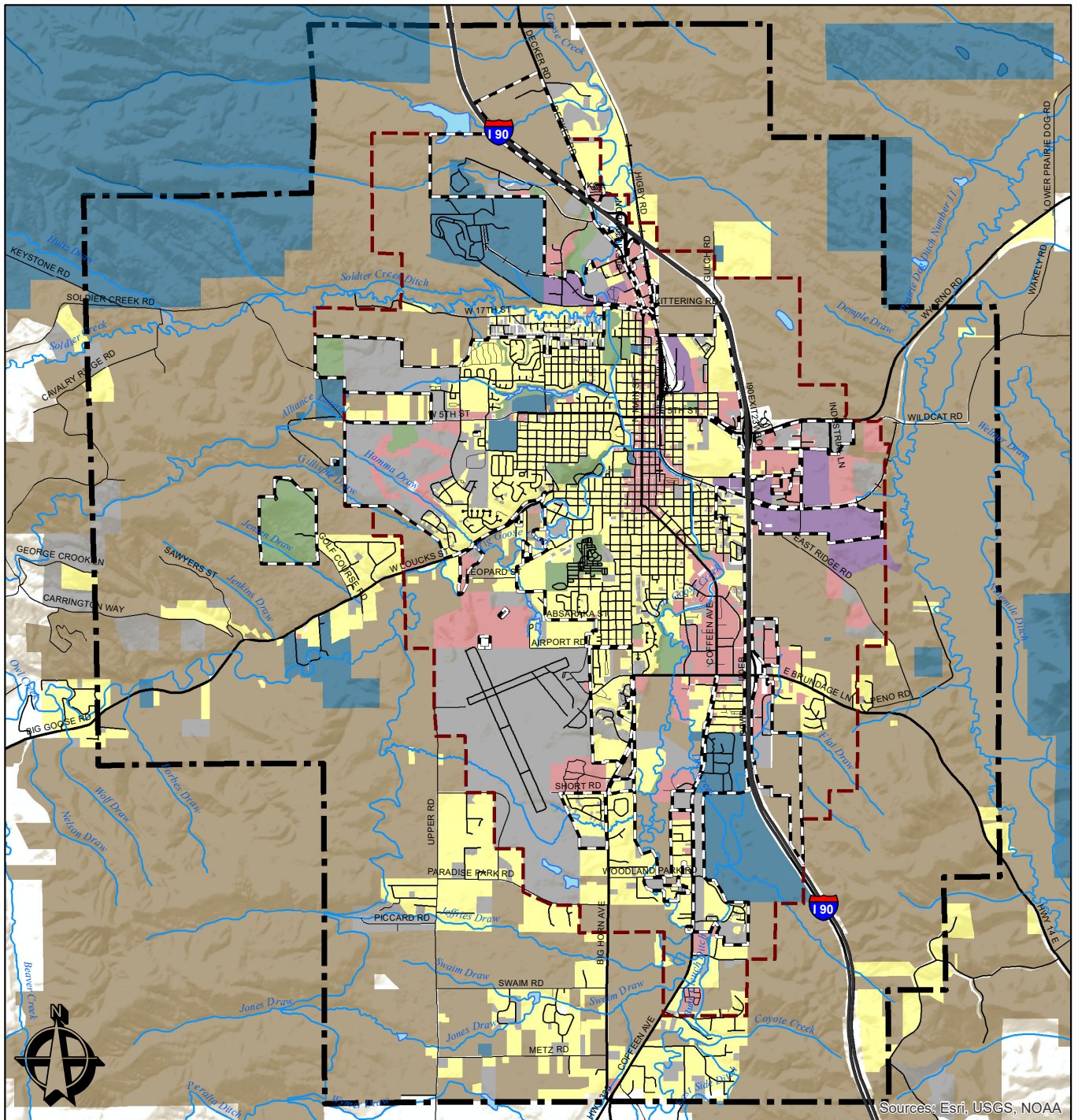
Source: City of Sheridan GIS, Sheridan County GIS, Wyoming GIS Clearinghouse, ESRI, USGS, NOAA

MAP A-1: DEVELOPMENT STATUS



MAP A-2: EXISTING LAND USE

Sheridan Joint Planning Area Land Use Plan



Legend

- | | | | |
|------------------------------|--------------------|--------------|-------------------|
| Joint Planning Area Boundary | Residential | Commercial | Vacant |
| Sheridan City Limits | Industrial | Agricultural | Open Space |
| Urban Services Boundary | Public/Semi-Public | Airport | City Right-of-Way |
| Lakes, Rivers & Streams | | | |
| Railroads | | | |

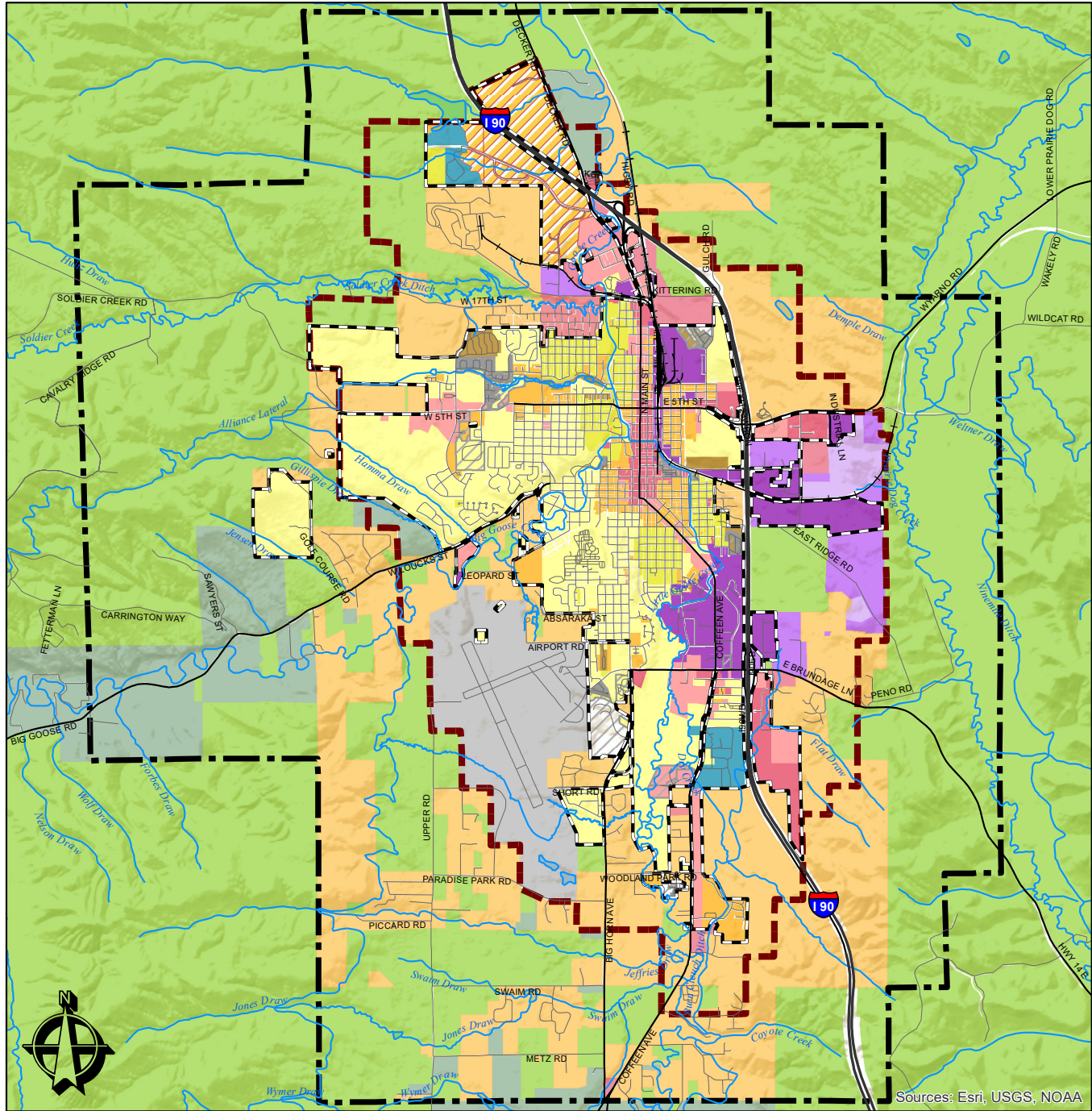
0 1 2 Miles
Source: City of Sheridan GIS, Sheridan County GIS, Wyoming GIS Clearinghouse, ESRI, USGS, NOAA

MAP A-2: EXISTING LAND USE



MAP A-3: CURRENT ZONING

Sheridan Joint Planning Area Land Use Plan



Sources: Esri, USGS, NOAA

Legend

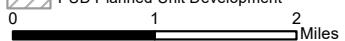
- Joint Planning Area Boundary
- Sheridan City Limits
- Urban Services Boundary
- Railroads
- Lakes, Rivers & Streams

County Zoning

- | | |
|--------------|-------------------|
| Agricultural | Industrial 2 |
| Airport | PUD |
| Commercial 1 | Rural Residential |
| Commercial 2 | Urban Residential |
| Industrial 1 | |

City Zoning

- | | |
|---------------------|------------------------------|
| B-1 Business | R-2 Residential |
| B-2 Business | R-3 Residential |
| GW Gateway | R-4 Residential |
| HE Higher Education | RUCA Rural Residential |
| M-1 Industrial | PUD Planned Unit Development |
| R-1 Residential | |



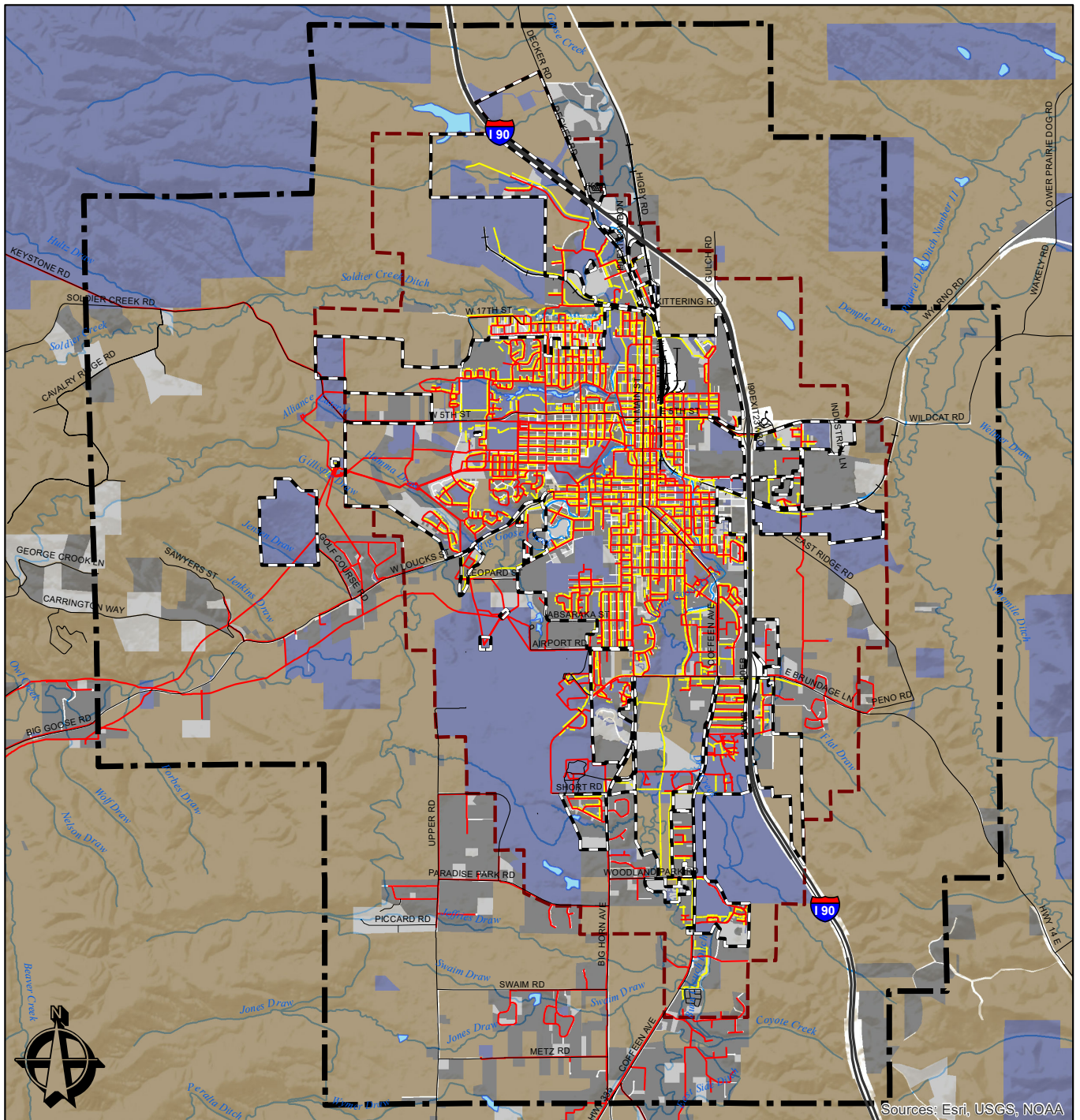
Source: City of Sheridan GIS, Sheridan County GIS, Wyoming GIS Clearinghouse, ESRI, USGS, NOAA

MAP A-3: CURRENT ZONING



MAP A-4: WATER & SEWER

Sheridan Joint Planning Area Land Use Plan



Legend

- | | | |
|------------------------------|-----------------------|---------------------------|
| Joint Planning Area Boundary | Infrastructure | Development Status |
| Sheridan City Limits | Water Lines | Agricultural |
| Urban Services Boundary | Sewer Lines | Developed |
| Railroads | | Public |
| Lakes, Rivers & Streams | | Vacant |

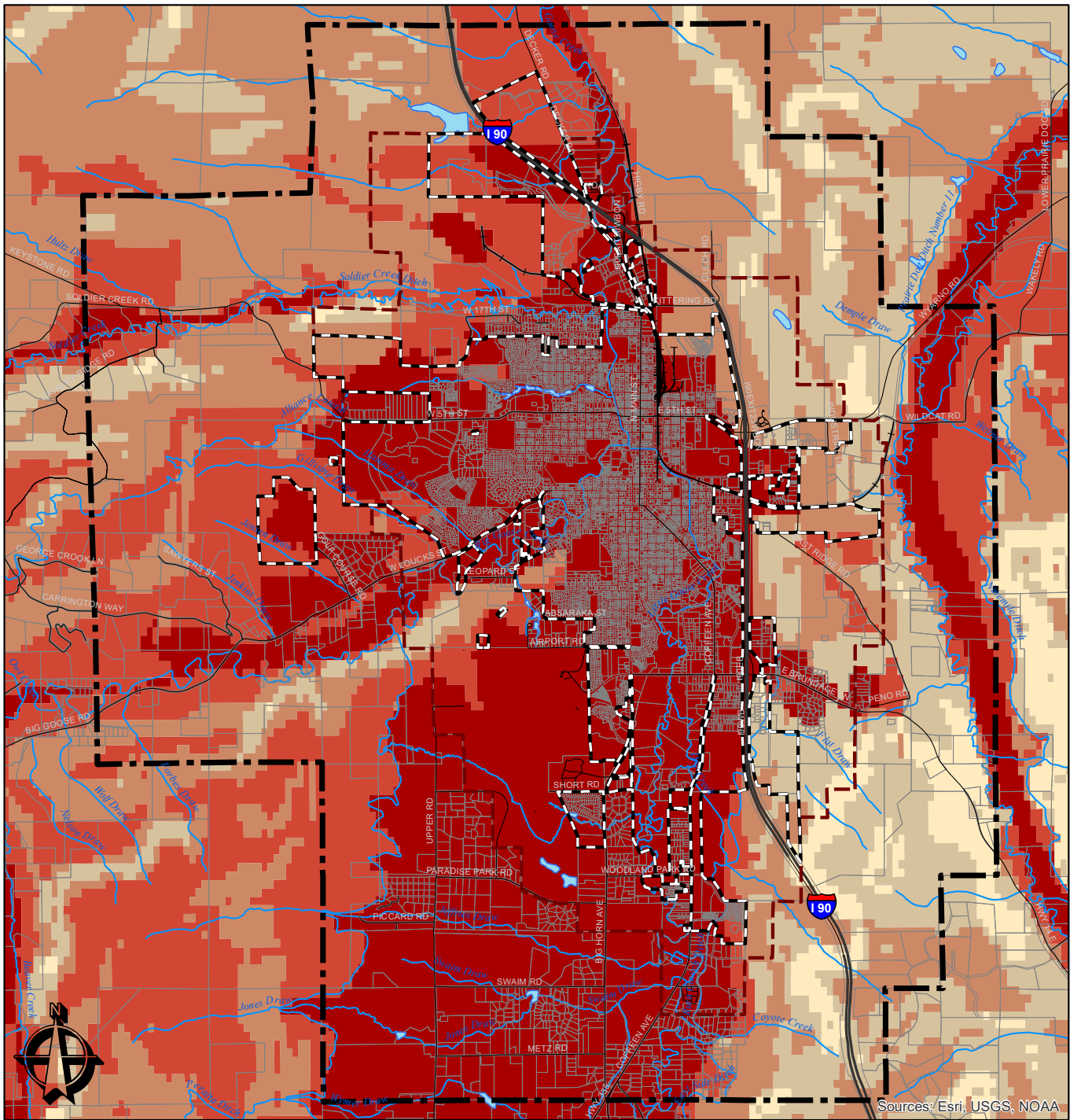
0 1 2 Miles
Source: City of Sheridan GIS, Sheridan County GIS, Wyoming GIS Clearinghouse, ESRI, USGS, NOAA

MAP A-4: WATER AND SEWER



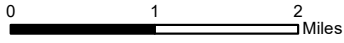
MAP A-5: GROUNDWATER VULNERABILITY

Sheridan Joint Planning Area Land Use Plan



Legend

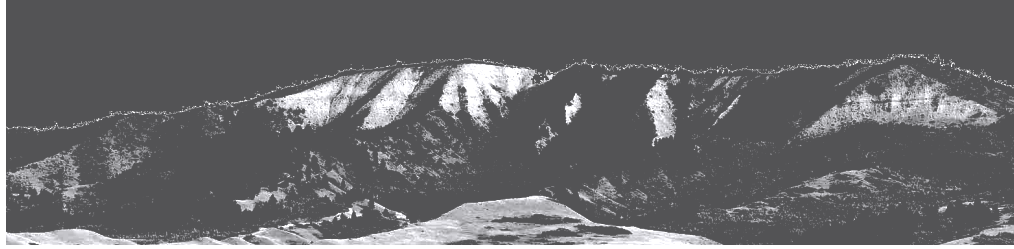
- Joint Planning Area Boundary
 - Sheridan City Limits
 - Urban Services Boundary
 - Railroads
 - Lakes, Rivers & Streams
- | Groundwater Vulnerability | |
|---------------------------|------|
| Low | High |



Source: City of Sheridan GIS, Sheridan County GIS, Wyoming GIS Clearinghouse, ESRI, USGS, NOAA

MAP A-5: GROUNDWATER VULNERABILITY





APPENDIX C: DEFINITIONS

This section includes definitions for terms used in the Sheridan Joint Planning Area Land Use Plan.

AGRICULTURE:

Farmland and/or ranchland used for the production of food, feed, and domestic animal grazing.

CLUSTER DEVELOPMENT:

Development that conserves open space on a parcel and clusters lots on another portion of the parcel. Cluster development is sometimes referred to as an Open Space or Conservation Subdivision. A cluster development maximizes open space conservation without reducing overall building density. Generally half or more of the buildable land area is designated as undivided, permanent open space.

COMMON OPEN SPACE:

A lot or portion of a platted subdivision on which development is prohibited or restricted and ownership is held in common by all the lot owners in the subdivision.

COMPLETE STREETS:

A comprehensive, integrated, connected network for all modes of transportation within a neighborhood or city. It typically includes a paved street with sidewalks and bicycle lanes or routes.

DENSITY:

The number of dwelling units per acre of land. The land use categories in this Plan identify a maximum number of units. Each zone district has prescribed (allowed) uses and a minimum lot area, which affects density.

DEVELOP, DEVELOPMENT:

To divide land for purposes other than agriculture; to prepare land for division, building, or improvements, including grading, fencing for planned residential lots, road building, or utility placement, or to place structures or utilities or fencing (other than for agriculture), or roads. Includes change of existing structure or land.

FLOODPLAIN (100-YEAR):

An area susceptible to flooding, as designated by the Army Corps of Engineers on Flood Insurance Rate Maps, published by the Federal Emergency Management Agency. The 100-Year floodplain is mapped by the Federal Emergency Management Agency (FEMA) and is characterized as an area subject to a one percent probability of a flood occurring in any year.

GROUNDWATER:

Water below the earth's surface in an aquifer which saturates the pores and fractures of sand, gravel, and rock formations. Most people in the City of Sheridan and Sheridan County depend on groundwater for their drinking water.

GROUNDWATER VULNERABILITY AREA (CLASS 5):

Groundwater vulnerability refers to the relative speed that substances on the surface can reach and pollute the groundwater supply. The Class 5 Groundwater Vulnerability Area is intended for greater management of potential groundwater contamination sources (including septic systems and stormwater runoff) and development density.

HOME OCCUPATION:

An occupational use within a home or dwelling, employing the occupants and no more than one additional person.

HOMEOWNER'S ASSOCIATION:

An association of homeowners and lot owners having responsibilities for the management and upkeep of common property and improvements in a specific subdivision. Such associations may also be formed to include a specific area or combination of subdivisions.

INCORPORATED AREA:

Lands within the city's jurisdiction by virtue of being within its legal boundaries.

INTERGOVERNMENTAL AGREEMENT:

An agreement reached by city and county officials which prescribes which entity's ordinances will apply in the Urban Service Area (within the Joint Planning Area), and how development applications are processed. An agreement is enacted by resolutions by the County and City, the result of which is a resolution or ordinance by both governments.

LOT:

The contiguous land in the same ownership which is not divided by a public road right of way.

PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission is the planning body for Sheridan County, appointed by the Board of County Commissioners.

PLANNING COMMISSION:

Planning and zoning citizen planning body, which is appointed by the City Council to make land use decisions and recommendations.

PLANNED UNIT DEVELOPMENT (PUD):

A development of land which is under unified control and is planned and developed as a whole in a single development operation or a programmed series of stages of development. Subdivision and zoning resolutions are applied to the project as a whole rather than to individual lots. Underlying densities are calculated for the entire development, allowing tradeoff between clustering of housing and provision of open space. The PUD may include some non-residential development. They can give a developer flexibility to be creative and do good design, but should not weaken environmental standards.



RIPARIAN AREA, RIPARIAN CORRIDOR:

All lands within and adjacent to areas of groundwater discharge, or standing and flowing surface waters where the vegetation community is temporarily or seasonally affected by the temporary, seasonal, or permanent presence of water. Examples including springs, seeps, cracks, streams, rivers, ponds, and lakes and their margins. Riparian corridors are connected riparian areas, usually serves as a movement route for fish or wildlife.

RIVER:

The natural path of surface water flow above ground.

ROAD (OR STREET):

A public or private thoroughfare which affords principal means of access to abutting property.

SEPTIC SYSTEM:

An on-site system designed to treat and dispose of domestic sewage that is generally allowed to infiltrate into the ground.

SEWER, CENTRAL:

A sewage or effluent pre-treatment facility serving more than one structure, and owned privately or in common by other than a governmental entity.

SEWER, MUNICIPAL:

A system of sewer lines and treatment facilities to deliver and treat sewage, developed, serviced, and managed by the City of Sheridan.

SLOPE:

The variation of terrain from the horizontal rise or fall to the vertical, expressed as a percentage.

URBAN DEVELOPMENT:

Development of or relating to the city that is closely tied to the density (i.e., greater than one unit per acre) and the nature of the services required for that development. Services include municipal water and sewer, a paved road network, and services, such as public transit and parks.

URBAN SERVICE AREA (BOUNDARY):

A boundary delineating existing and planned municipal water and sewer service areas for the City of Sheridan, outside of which such urban services will not be extended. (Note: The Sheridan Urban Service Area boundary is generally based on the 201 sewer service boundary).

ZONE DISTRICT:

The City of Sheridan and Sheridan County have multiple zone districts described in their respective zoning regulations. Zoning standards are also prescribed by the Code and regulations.





STAFF

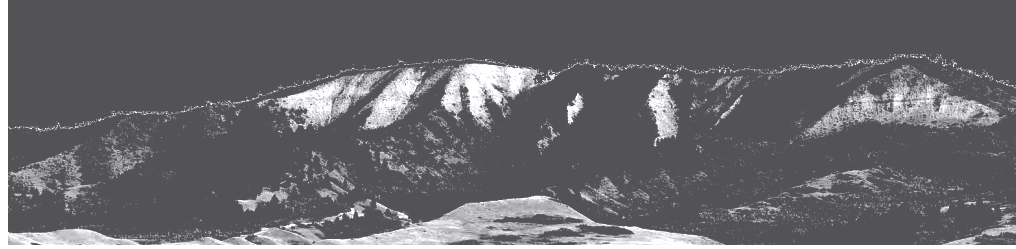
Buggy Bath
Put a Bunk on your Car!

3

ATHLETIC

I think Sheridan is cool BECAUSE

SHE BOO I would live in Sheridan for



APPENDIX D: PUBLIC INPUT AND COMMUNITY OUTREACH

JPA ADVISORY COMMITTEE MEETINGS AND COMMUNICATION

- January 2015
- May 2015
- August 2015
- October 2015
- Team emails 2015 and 2016

OPEN HOUSES

- April 2015 - Public input obtained about edge development, design standards, building material, and the 2009 JPA map
- October 2015 - Public input to confirm issues and proposed JPA map

THIRD THURSDAY STREET FAIR

- June 2015 - Public input obtained for options on edge development
- September 2015 - current and proposed future JPA map displayed for comment

SOCIAL MEDIA

Facebook posts in 2016 and 2017

WORKSHOPS AND INFORMATIONAL MEETINGS

- Sheridan County Planning and Zoning Commission December 2015
- Joint City-County Commission Meeting February 2017



SHERIDAN JOINT PLANNING AREA LAND USE PLAN - ADOPTED 2017